

STAFF REVIEW AGENDA

09/11/2008
FINAL

Zoning

- 1 C08-047 Work Code: Privately Initiated MANAGER: Bill Roth
APN: **49920001** TECH: Warren Winkler ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Owner: BORELLO JOHN L AND ANITA C TRUSTEE
RDA area: NO Planned Community: No
District: 7 Zone: A GP: GC Near a Waterway (<300ft): No
Address: 1100 TULLY RD SNI area: No Historic Dist: NO
Gross acres: 0.72 Previous files: GP08-07-01 CP07-083 PRE07-204
SW corner Tully Rd and McLaughlin Av
Conventional Rezoning from the A Agricultural District to the CN Neighborhood Commercial District to permit the demolition of a gasoline service station and convenience store and the construction of another gasoline service station and convenience store on a 0.72 gross acre site.
- 2 PDC08-048 Work Code: Privately Initiated MANAGER: Avril Baty
APN: **43944024** TECH: Roland White ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: No Owner: BOOTHROYD BERT T AND KAREN E TRUS
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1345 FOXWORTHY AV SNI area: No Historic Dist: NO
Gross acres: 0.70 Previous files: PRE08-099
north side of Foxworthy Avenue approximately 200 feet east of Lansford Avenue
Planned Development Zoning to demolition one existing single-family residence and allow construction of five new single-family residences on a 0.70 gross acre site.
- 3 PDC08-049 Work Code: Privately Initiated MANAGER: Martina Davis
APN: **45519101** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: MTA PROPERTIES LP
RDA area: No Planned Community: Communications Hill
District: 7 Zone: HI, R-1-8(PD), A GP: MFR (24+), MFR (24-40), S Near a Waterway (<300ft): No
Address: 2390 CANOAS GARDEN AV SNI area: No Historic Dist: NO
Gross acres: 306.4 Previous files: CANOAS 028
Southeast corner of Curtner Avenue and Canoas Garden Avenue
Planned Development Prezoning from A(PD) Planned Development Zoning District, A Agriculture, and Unincorporated to A(PD) Planned Development Zoning District to allow up 2,389 single-family detached and attached residences and 64,800 square feet on a 306.4 gross acre site

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- 4 PDC08-050 Work Code: Privately Initiated MANAGER: Allen Tai
APN: **23046060** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: CITY OF SAN JOSE REDV AGCY
RDA area: No Planned Community: No
District: 3 Zone: A(PD) GP: CIC Near a Waterway (<300ft): No
Address: 0 LAND ONLY SNI area: No Historic Dist: NO
Gross acres: 92.5 Previous files: PRE08-091 PDC08-017
northwest and southwest corners of Coleman Avenue and Newhall Drive (former FMC site)
Conforming Planned Development Rezoning from A(PD) Planned Development to A(PD) Planned
Development to modify the development standards of the existing zoning district (FILE NO. PDC08-017)
for changes to building setbacks and vehicular and pedestrian circulation, and other minor technical,
clarifyin

Planned Development

- 5 PDA03-058-02 Work Code: Commercial Lot MANAGER: Rachel Roberts
APN: **60109013** TECH: Ben Corrales ENGINEER:
Historic: No Impervious Surface: Owner: ROMAN CATHOLIC WELFARE CORP OF SA
RDA area: No Planned Community: No
District: 5 Zone: A(PD) GP: PQP Near a Waterway (<300ft): No
Address: 4600 HYLAND AV SNI area: No Historic Dist: NO
Gross acres: 2.77 Previous files: PDA03-058-01
Btwn Hyland Av & Alum Rock Av 240 ft SW of Maro Dr and 350 ft NE of Marian Ln
Tree removal permit for a live Southern Magnolia of approximately 75.36 inches in circumference for a
property located in the A(PD) Planned Development Zoning District.
- 6 PDA69-008-01 Work Code: Multi-Family Lot MANAGER: Rachel Roberts
APN: **70812083** TECH: Ben Corrales ENGINEER:
Historic: No Impervious Surface: Owner: CUEBA RONALD G AND MARILYN A TRUST
RDA area: No Planned Community: No
District: 2 Zone: R-1-5(PD) GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 7125 POINT DUNES CT SNI area: No Historic Dist: NO
Gross acres: 15.09 Previous files:
Common area of Santa Teresa Townhouses, S side Santa Teresa Bl between Chantilly Ln and Bernal Rd
Tree removal permit for seven (7) live Silver Dollar Eucalyptus of different circumferences including one
ordinance-size tree in the common area of a property located in the A(PD) Planned Development Zoning
District.

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Planned Development

7 PDA72-004-01 Work Code: Multi-Family Lot MANAGER: Ben Corrales
APN: **28404043** TECH: Ben Corrales ENGINEER:
Historic: No Impervious Surface: Owner: LAMB GEORGE G AND LINDA L
RDA area: No Planned Community: No
District: 6 Zone: R-1-8(PD) GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 1550 HUDDERSFIELD CT SNI area: No Historic Dist: NO
Gross acres: 0.05 Previous files:

Tree removal application for a dead Monterey Pine of approximately 58 inches in circumference in the common area of a single-family attached common area located in the A(PD) Planned Development Zoning District.

Special Use Permit

8 SP08-047 Work Code: None MANAGER: Christopher Burton
APN: **70609094** TECH: Helen Maddox ENGINEER: Maria Angeles
Historic: No Impervious Surface: No Owner: BERG & BERG DEVELOPERS, L.P.
RDA area: Edenvale Planned Community: No
District: 2 Zone: IP GP: IP Near a Waterway (<300ft): No
Address: 6321 SAN IGNACIO AV SNI area: No Historic Dist: NO
Gross acres: 25.33 Previous files: CRL07-088 RSL07-056

north side of San Ignacio Avenue, approximately 500 feet northerly of Las Colinas Lane
Special Use Permit to allow expansion of an outdoor equipment yard, enclosed with 10 foot high vinyl coated chain link fence, for a manufacturing building with address 6321 San Ignatio Avenue, and to allow tenant improvements on a 25.33 gross acre site

Tentative Map

9 AT08-044 Work Code: MANAGER:
APN: **42933021** TECH: Warren Winkler ENGINEER: Maria Angeles
Historic: No Impervious Surface: Owner: WESLEY MATTHEW
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1256 GLENWOOD AV SNI area: No Historic Dist: NO
Gross acres: 0.19 Previous files:

southwest corner Glenwood Ave & Cottle Ave
Lot Line Adjustment to combine two lots sharing a single APN on a 0.19 gross acre site in the R-1-8 zoning district

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Tentative Map

- 10 AT08-045 Work Code: MANAGER: Edward Schreiner
APN: **27740026** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: FRIT SAN JOSE TOWN & COUNTRY VILLAC
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: RC, GC Near a Waterway (<300ft): No
Address: 302 SANTANA ROW SNI area: No Historic Dist: NO
Gross acres: 2.62 Previous files: PD08-035 PD07-100 PRE07-114
west side of South Redwood Avenue, approximately 200 feet southerly of Stevens Creek Boulevard
Lot Line Adjustment between two parcels on a 2.62 gross acres site

Tree Removal

- 11 TR08-244 Work Code: SF Lot - on private lot MANAGER: Avril Baty
APN: **57753040** TECH: Sanhita Mallick ENGINEER:
Historic: No Impervious Surface: Owner: DIBOWITZ LARRY AND IRINE
RDA area: No Planned Community: No
District: 10 Zone: A(PD) GP: LDR (5.0), MDR (8-16) Near a Waterway (<300ft): No
Address: 5984 PORTO ALEGRE DR SNI area: No Historic Dist: NO
Gross acres: 0.25 Previous files:
E side Porto Alegre Dr at Flaxwood St
Tree Removal Permit Request to remove three Coast Redwood Trees, 23, 20 and 20 inches in diameter, from the backyard of a single-family residence.
- 12 TR08-245 Work Code: SF Lot - on private lot MANAGER: Suparna Saha
APN: **30331035** TECH: John Kim ENGINEER:
Historic: No Impervious Surface: Owner: SALVADOR ELIZABETH J
RDA area: No Planned Community: No
District: 1 Zone: R-1-8, A(PD) GP: MLDR (8.0) Near a Waterway (<300ft): Yes
Address: 427 COAKLEY DR SNI area: No Historic Dist: NO
Gross acres: 0.12 Previous files:
W side Coakley Dr at Judro Wy
Live Tree Removal Permit for the removal of one deodora cedar tree, 88 inches in circumference, from the front yard of a single family residence located in the R-1-8 Zoning District.
- 13 TR08-246 Work Code: SF Lot - on private lot MANAGER:
APN: **68407082** TECH: Darren McBain ENGINEER:
Historic: No Impervious Surface: Owner: GUERRERO ALBERT L
RDA area: No Planned Community: No
District: 2 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 4625 CAPITOLA AV SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
Tree Removal Permit to allow removal of one Pine tree approx. 71 inches in circumference

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Tree Removal

- 14 TR08-247 Work Code: SF Lot - on private lot MANAGER: Sylvia Do
APN: **37218011** TECH: Darren McBain ENGINEER:
Historic: No Impervious Surface: Owner: HUANG CHIEN HO AND KUO PINGJU
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 6907 DARTMOOR WY SNI area: No Historic Dist: NO
Gross acres: 0.12 Previous files:

N side Dartmoor Wy 590 ft W of S Blaney Av

Tree Removal Application to remove one Stone Pine Tree approximately 84 inches in circumference and one Oak Tree approximately 56 inches in circumference on a single family residential lot.

- 15 TR08-248 Work Code: SF Lot - on private lot MANAGER: Licinia McMorrow
APN: **56703014** TECH: Meera Nagaraj ENGINEER:
Historic: No Impervious Surface: Owner: MCNEIL RUPERT J AND MARY M TRUSTEE
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): Yes
Address: 4907 RAFTON DR SNI area: No Historic Dist: NO
Gross acres: 0.16 Previous files:

SW corner Coralee Dr & Rafton Dr

To remove a deodar cedar, 131 inches in circumference located on the front yard of a single family lot

- 16 TR08-249 Work Code: SF Lot - on private lot MANAGER: Suzanne Thomas
APN: **67607001** TECH: Suzanne Thomas ENGINEER:
Historic: No Impervious Surface: Owner: PULIMI AROGYA A AND ALLURI BABU
RDA area: No Planned Community: No
District: 8 Zone: R-1-8(CL) GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 3235 FIRTH WY SNI area: No Historic Dist: NO
Gross acres: 0.13 Previous files: PRE06-201

Dead Tree Removal Permit for the removal of one dead pine tree, approximately 5 feet in circumference, from the front yard of a single family detached residence.

Conditional Use

- 17 CP08-070 Work Code: CP for After Midnight MANAGER: Licinia McMorrow
APN: **25940064** TECH: Roland White ENGINEER: N/A
Historic: Yes Impervious Surface: No Owner: WILCOX BLOCK LLC
RDA area: Pueblo Uno Planned Community: No
District: 3 Zone: DC GP: No Near a Waterway (<300ft): No
Address: 99 S 1ST ST SNI area: No Historic Dist: NO
Gross acres: 0.20 Previous files: SC08-009 AD08-818 PP08-116 ABCL08-021 H06-02

northwest corner of S. 1st Street and E. San Fernando Street

Conditional Use Permit to allow operation of a drinking and entertainment establishment as part of a full service restaurant with late night use until 2:00 am on a 0.22 gross acre site.

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Conditional Use

- 18 CP08-071 Work Code: CP for Off Site Parking MANAGER: Christopher Burton
APN: **09703138** TECH: Roland White ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: TSA AT 1ST LLC
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: IP Near a Waterway (<300ft): No
Address: 4110 N 1ST ST SNI area: No Historic Dist: NO
Gross acres: 12.94 Previous files: **H07-053 CP07-038 C07-026**
north side of N. First Street between Holger Way and Headquarters Drive
Conditional Use Permit to allow off-site parking and increase the height of a previously approved hotel located on a 12.94 gross acres site

Administrative

- 19 AP08-010 Work Code: Other MANAGER: John Davidson
APN: **45502027** TECH: John Kim ENGINEER: N/A
Historic: No Impervious Surface: Owner: MCRAY SHIRLEY TRUSTEE & ET AL
RDA area: Monterey Corridor Planned Community: No
District: 7 Zone: HI GP: HI Near a Waterway (<300ft): No
Address: 1675 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 1.00 Previous files:
west side of Monterey Road, approximately 150 feet northerly of Phelan Avenue
Administrative Permit to allow an outdoor vending facility, El Buen Pastor Catering, on a 1.00 gross acre site.
- 20 AP08-011 Work Code: Other MANAGER: John Davidson
APN: **24105013** TECH: John Kim ENGINEER: N/A
Historic: No Impervious Surface: Owner: PICK N PULL AUTO DISMANTLERS
RDA area: No Planned Community: No
District: 4 Zone: HI GP: HI Near a Waterway (<300ft): Yes
Address: 11629 BERRYESSA RD SNI area: No Historic Dist: NO
Gross acres: 7.98 Previous files:
east side of Commercial Street, approximately 450 feet southerly of Commercial Court
Administrative Permit to allow a catering truck/vending facility on 7.98 gross acres.

Annexation

- 21 CANOAS 028 Work Code: Other MANAGER: Martina Davis
APN: **45519101** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: MTA PROPERTIES LP
RDA area: No Planned Community: Communications Hill
District: 6 Zone: Unincorporated GP: MFR (24+), MFR (24-40), S Near a Waterway (<300ft): No
Address: 2390 CANOAS GARDEN AV SNI area: No Historic Dist: NO
Gross acres: 290 Previous files: **PDC08-049**
Communications Hill
Annexation of 290 acres from the County into the City of San Jose

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Single Family development

- 22 SF08-021 Work Code: Other MANAGER: Ella Samonsky
APN: **24957014** TECH: Darren McBain ENGINEER:
Historic: Yes Impervious Surface: No Owner: FLORES JOSEPH M AND KATHERINE L
RDA area: No Planned Community: No
District: 3 Zone: R-2 GP: MLDR (8.0) Near a Waterway (<300ft):
Address: 464 N 15TH ST SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files: **TR07-039**
E side of N 15th St 210 ft S of E Empire Se
Single-Family House Permit to allow an approximately 54-sq-ft addition and rehabilitation of a portion of an existing older rear addition

General Plan Amendments

- 23 GP08-03-02 Work Code: Other MANAGER: Rachel Roberts
APN: **23504014** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner: ARCHER 4TH ST LLC
RDA area: Planned Community: Rincon South
District: 3 Zone: LI GP: CIC Near a Waterway (<300ft):No
Address: 1740 N 4TH ST SNI area: No Historic Dist: NO
Gross acres: 14.03 Previous files:
southeast corner of North 4th Street and Highway 101
DIRECTOR INITIATED GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to Light Industrial on a 14.03-acre site.
- 24 GP08-07-01 Work Code: Other MANAGER: Bill Roth
APN: **49920001** TECH: Warren Winkler ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Owner: BP West Coast Products, LLC Jeff Cary
RDA area: Planned Community: No
District: 7 Zone: A GP: MLDR (8.0) Near a Waterway (<300ft):No
Address: 1100 TULLY RD SNI area: No Historic Dist: NO
Gross acres: 0.72 Previous files: **C08-047 CP07-083 PRE07-204**
SW corner Tully Rd and McLaughlin Av
General Plan Amendment request to change the Land Use/Transportation Diagram designation from the MLDR (8.0) Medium-Low Density Residential designation to GC General Commercial designation to permit the demolition of an existing gas station and the construction of another gas station and convenience

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General Plan Amendments

- 25 GP08-07-02 Work Code: Other MANAGER: Rachel Roberts
APN: **49733004** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: PATEL KANTI R AND MANJU K ET AL
RDA area: Planned Community: No
District: 7 Zone: IP, RM-H, A(PD), LI, CG GP: CIC Near a Waterway (<300ft):No
Address: 2724 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 0 Previous files: GP06-07-03 PDC06-015
southeast corner of Umbarger Road and Monterey Road
DIRECTOR INITIATED GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to Light Industrial on a 46.35-acre site.
- 26 GP08-07-03 Work Code: Other MANAGER: Rachel Roberts
APN: **47707001** TECH: Helen Maddox ENGINEER: Vivian Tom
Historic: No Impervious Surface: Owner: UNION PACIFIC CORP
RDA area: Monterey Corridor Planned Community: No
District: 7 Zone: A(PD), CG, HI GP: CIC Near a Waterway (<300ft):No
Address: 0 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 0 Previous files: PRE07-299
southeast and northeast corners of Phelan Avenue and Monterey Road
DIRECTOR INITIATED GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to Heavy Industrial on a 32.98-acre site.